



MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Violet Varona-Lukens, Executive Officer  
Clerk of the Board of Supervisors  
383 Kenneth Hahn Hall of Administration  
Los Angeles, California 90012

County Counsel  
Director of Planning

At its meeting held March 22, 2005, the Board took the following action:

12

At the time and place regularly set, notice having been duly given, the following item was called up:

Combined hearing on the following zoning matters and to consider and certify that the Environmental Impact Report (EIR) as revised by the Final Additional Analysis concerning water supply and the Western Spadefoot Toad for the project known as West Creek has been completed in compliance with the California Environmental Quality Act (CEQA), State and County Guidelines and the Court directives in the litigation challenging the Project and reflects the independent judgment and analysis of the County; adopt the revised Mitigation Monitoring Program incorporated in the revised EIR, finding that the Mitigation Monitoring Program is adequately designed to ensure compliance with the mitigation measures during project implementation; and adopt the revised CEQA Findings and Statement of Overriding Considerations for the project located in the northern portion of unincorporated County area and within the County's Santa Clarita Valley Planning Area, Newhall Zoned District, petitioned by Newhall Land and Farming Company: **[This hearing is being conducted pursuant to a writ of mandate issued by the California Superior Court in Santa Barbara directing the County to vacate certification of the West Creek Final EIR, and ordering the water supply analysis, the cumulative impacts analysis for water supply and demand, and any other analysis related to water supply and demand contained in the EIR be revised.]**

General-Plan and Sub-Plan Amendment Case Nos. 98-008-(5), an amendment to the Los Angeles Countywide General Plan and the Santa Clarita Valley Areawide Plan and various policy maps to facilitate construction of the West Creek mixed residential and commercial development project

(Continued on Page 2)

12 (Continued)

Zone Change Case No. 98-008-(5), from A-2-5 to C-2-DP, OS and RPD

Conditional Use Permit Case No. 98-008-(5), to authorize the development within a Significant Ecological Area to ensure compliance with the provisions of the RPD and C-2-DP zones; and to allow development within a Hillside Management area

Oak Tree Permit Case No. 98-008-(5), to permit the removal of 13 oaks trees

Parking Permit Case No. 98-008-(5), to permit off-site parking facilities for proposed commercial uses

Vesting Tentative Tract Map Case No. 52455-(5), to allow the creation of 1,262 residential lots, 11 commercial lots, 3 lots for recreation areas, 32 lots for paseos, trails and bridge crossings; 110 open space lots and 103 lots containing water tanks, storm water drainage facilities and private streets

All persons wishing to testify were sworn in by the Executive Officer of the Board. Ellen Fitzgerald and Daryl Koutnik, representing the Department of Regional Planning testified. Opportunity was given for interested persons to address the Board. Johanna Zetlerberg and Lynn Plambeck addressed the Board. Written correspondence was presented.

Supervisor Antonovich made the following statement:

“The West Creek project before us today is a mixed density residential and commercial proposal. This Board originally certified the Environmental Impact Report (EIR) and approved the West Creek project on December 19, 2000. Subsequent litigation resulted in the Appellate Court vacating certification of the EIR, finding that the water service section was inadequate. The Court directed the County to revise the water supply analysis in the EIR. County staff prepared additional analysis which included a discussion of potential impacts on the Western Spadefoot Toad, a sensitive species discovered on the site.

(Continued on Page 3)

12 (Continued)

“On January 25, 2005, the Board conducted a public hearing on the Draft EIR, including the revised water supply analysis. The Board directed staff to prepare the Final EIR including response to comments. County Counsel has reviewed document for review and finds that it meets the requirements of the California Environmental Quality Act.”

Therefore, on motion of Supervisor Antonovich, seconded by Supervisor Burke, duly carried by the following vote: Ayes: Supervisors Burke, Knabe, Antonovich and Molina; Noes: Supervisor Yaroslavsky, the Board closed the hearing and took the following actions:

1. Approved and certified that the Final Environmental Impact Report (EIR) as revised by the Final Additional Analysis concerning water supply and the Western Spadefoot Toad for the West Creek Project has been completed in compliance with the California Environmental Quality Act (CEQA), State and County guidelines and the Court directives in the litigation challenging the Project and reflects the independent judgment and analysis of the County;
2. Adopted the attached revised Mitigation Monitoring Program incorporated in the revised EIR and revised CEQA Environmental Findings and Statement of Overriding Considerations for the project;
3. Indicated its intent to reinstate the previously adopted General-Plan and Sub-Plan Amendment, Zone Change, Conditional Use Permit, Oak Tree Permit and Parking Permit Case Nos. 98-008-(5); and Vesting Tentative Tract Map Case No. 52455-(5); and
4. Instructed County Counsel to prepare the necessary resolution, ordinance, and findings and conditions for final approval.

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Copies distributed

Each Supervisor  
Acting Director of Public Works  
Newhall Land and Farming Company  
Johanna Zetlerberg  
Lynn Plambeck